

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
August 14, 2013

CALLED TO ORDER BY PRESIDENT Mike Rucker at 7:24 p.m.

ATTENDANCE: Mike Rucker, Jack Ottini, Frank Wisdom, Dick Metz, Brian Applebury, Bob Steiner and Cheryl Havener
Absent: Barb Farley and Eric Zerr

PREVIOUS MEETING MINUTES: Approved as written and posted to the MVMA website

TREASURER'S REPORT: Dick Metz

- Dues collections are \$330,339 thru July 31st, which is about \$3,000 ahead of budget. We are down to four members not paid in full – still pursuing collection of late dues/penalties.
- Actuals to budget look good through the end of July. Income is about \$6,000 ahead of budget and expenses are about \$10,500 less than budget. The major savings are from lower maintenance costs on the roads and fence so far this year. We are also under budget on the guards pay account by \$2,700.
- We are now eight months through the year. We are doing well on our budget forecast. Our next big expense item is the storm drain repair this summer. That will be a big factor in determining our end of the year budget position.
- We did owe 1st quarter B&O taxes to the City of Kent. We have had several letters and emails with members of the city council. A news article has stated that they plan to exempt HOAs from the B&O tax next year.
- All Board members are to review their budget area for the 2014 budget forecast. I will present a first cut of the 2014 budget at the September meeting.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Received notice that PSE will be replacing the gas main along 136th Avenue. Work will be done in September and October. A meeting will be held with the contractor next week.
- Nine new homes will be built along 240th just north of our boundary fence. The sewer and storm drain lines will go down 240th to the west and will not cross onto our property.
- The north gate inbound had a vibration problem, maintenance company replaced the steel track and two wheels.
- Six reflectors have been replaced.
- We are contacting homeowners who have low hanging tree branches over our roads. We will work with them to get the branches trimmed back or removed.

SECURITY: Eric Zerr

- The overriding issue for the last month has been the adolescent of a homeowner. It was decided to, in generic terms, notify the residents of possible behaviors the child might exhibit, and what to do if they encounter him. Kim and the guards have done an incredible job detailing all of this activity in their logs. I think it is appropriate for us to pay for all the time she has taken to work with the Courts on her off-time. This is a visible way for us to show support for her and the great job she has done for our

community over the years. Discussion was held; moved, seconded, and passed to reimburse Kim for out of pocket costs and time spent.

- I spent 2-3 hours over the last week mediating a “cat” issue between two residents. Through my conversations we’ve come to a resolution. One facet of it is, the guards may be getting some calls from one resident to notify the other resident that their cat is out late at night and over at his house. It is hoped that this will keep the personal, and sometimes heated, contacts between these homeowners to a minimum. Kim and her staff have been notified about this resolution.

COMMON PROPERTIES: Jack Ottini

- The City of Kent will be doing some erosion control work in the creek as a follow-up to the project completed last year.
- Locators Inc. has been called to mark the ground across the street from 11th green. This is so we can remove the stump in the common ground area.
- Burned out light bulbs were replaced at the main gate.

WEBSITE: Robert Steiner

- Posted July meeting minutes to the website.
- Added/deleted several residents to/from the e-mail distribution list.
- Sent of e-mail to residents to inform them of the issue with one of the young residents.

ARCHITECTURAL: Frank Wisdom

- During July eleven approval letters were sent of which five were conditional approvals.
- So far in August nine approval letters have been sent; two were conditional.
- One rejection letter sent for fenced area attached to southeast section of home on Lot #148.
- Will coordinate with realty coordinator on Thursday, August 15th regarding clean-up and landscaping of Lot #216.
- It was determined that the stalled tree removal west of Lot’s #239 and #240 are not within MVMA jurisdiction.

PRESIDENT’S REPORT: Mike Rucker

- Spoke to Pacific NW Realty concerning Lot #216 clean-up. They are deciding whether to up-grade or sell as is.
- Reviewed an email from Lot #37 concerning garbage cans left on the street either too early or too long and cars parked on the street. Jack will look into.
- Discussion was held concerning Lot #298. Lawyer has sent the owner information about complains concerning the maintenance of the property. Will wait to see what happens.
- Discussion was held concerning Lot #363 email about Lot #364.
- Discussed possible candidates for next year’s Board.
-

MEETING ADJOURNED: 8:20 p.m.

Minutes prepared by Cheryl Havener